

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Planning	DATE: 4/28/2015
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SUBJECT: General Plan Amendments

PRIMARY CONTACT (NAME, PHONE): Sara Osborn, 619-236-6368	SECONDARY CONTACT (NAME, PHONE): Nancy Bragado, 619-533-4549
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE):

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Liaison Office	ORIG DEPT.	Tomlinson, Tom	04/30/2015
Environmental Analysis	CFO		
	DEPUTY CHIEF	LoMedico, Stacey	05/04/2015
	COO		
	CITY ATTORNEY	Vonblum, Heidi	06/01/2015
	COUNCIL PRESIDENTS OFFICE	Jurado-Sainz, Diana	06/03/2015

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

Adopt a Resolution to approve the General Plan Amendments
 Adopt a Resolution certifying that the information contained in the Addendum to General Plan Program Environmental Impact Report No. 104495 (SCH No. 2006091032) has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Addendum reflects the independent judgment of the City of San Diego; Stating for the record that the final ADDENDUM has been reviewed and considered prior to approving the project; Certifying the final ADDENDUM.

STAFF RECOMMENDATIONS: Approve Requested Actions.	
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	All
COMMUNITY AREA(S):	All
ENVIRONMENTAL IMPACT:	The City of San Diego as Lead Agency under CEQA has prepared and completed an ADDENDUM to EIR Project No. 104495/SCH No. 2006091032, dated April 16, 2015 covering this activity.
CITY CLERK INSTRUCTIONS:	

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 4/28/2015

ORIGINATING DEPARTMENT: Planning

SUBJECT: General Plan Amendments

COUNCIL DISTRICT(S): All

CONTACT/PHONE NUMBER: Sara Osborn/619-236-6368

DESCRIPTIVE SUMMARY OF ITEM:

Amendments are proposed to the General Plan to update, ensure continued consistency with other adopted City documents and programs, and refine policies based on new information and implementation efforts. The proposed amendments include edits to the Land Use and Community Planning Element; Mobility Element; Economic Prosperity Element; Public Facilities, Services and Safety Element; Recreation Element; Noise Element and Glossary.

STAFF RECOMMENDATION:

Approve Requested Actions.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

In 2008, the City Council adopted a comprehensive update to the General Plan, which sets out a long-range vision and comprehensive policy framework for how the City should plan for projected growth and development, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. General Plan amendments are part of the continued effort to maintain a current and effective General Plan.

Staff has identified the need for amendments to the General Plan to update, to ensure consistency with other adopted City documents and programs, and refine policies based on new information and implementation efforts. The proposed amendments include edits to the Land Use and Community Planning Element; Mobility Element; Economic Prosperity Element; Public Facilities, Services and Safety Element; Recreation Element; Noise Element and Glossary. The full package of amendments is summarized with errata sheets in Attachment 1.

The proposed Land Use Element amendments address the initiation criteria for plan amendments, allow for administrative corrections in some circumstances, and provide additional legislative history and context regarding Proposition A (1985) Lands. The Mobility Element edits are to revise the introduction language to reflect changes in how the region addresses congestion management. The Economic Prosperity Element amendments are to revise use restrictions regarding existing hospitals and adult education uses in Prime Industrial Lands, expand the discussion and policies on community investment and revitalization tools, edit the Redevelopment discussion to be up-to-date, and clarify policy language regarding economic and fiscal impact reports. Amendments to the Public Facilities Element reflect Council-approved performance measures for the Fire-Rescue Department. The Recreation Element incorporates policies included in Council Policies 600-17 and 600-11, and updates the General Plan's Open Space and Parks Map to be consistent with community plan land use maps.

Edits to the Noise Element are proposed to adjust noise level compatibility for parks and religious assembly, to use land use terms that are consistent with the Land Development Code, to add a new policy on park siting, and other refinements. Most major cities in California as well as other cities in San Diego County allow a wider range of noise-land use compatibility for parks than the City of San Diego. Given the current urban ambient noise levels and lack of available land, it can be challenging to find suitable park sites that do not exceed the 65 dB CNEL threshold. Staff researched issues related to health impacts of noise exposure, federal regulations, state guidelines, and studies related to environmental and health benefits of parks to support the proposed Noise Element amendments.

In addition, the General Plan Land Use Map and Prime Industrial Map are proposed to be updated in order to reflect community plan land use amendments that have occurred since adoption of the General Plan. The General Plan Land Use Map depicts generalized land uses within the City of San Diego. It is based upon a composite of the more detailed land use maps adopted for each community. The Prime Industrial Map is a parcel-accurate map intended to identify valuable employment land for base sector industries; the updated map reflects land uses adopted as a part of the Otay Mesa Community Plan update and community plan amendments in the University community.

CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):

Goal 2: Work in partnership with all of our communities to achieve safe and livable neighborhoods

Objective 4. Foster services that improve quality of life

Objective 5. Cultivate civic engagement and participation

Goal 3: Create and sustain a resilient and economically prosperous City

Objective 1. Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability

FISCAL CONSIDERATIONS:

n/a

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):

n/a

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

This action was heard by the Smart Growth and Land Use Committee on May 13, 2015 and forwarded to the full Council without a recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The amendments were presented to the Community Planners Committee (CPC) November 27, 2012 and a subcommittee was formed to review the amendments in detail. On February 25,

2014 CPC voted unanimously to approve the General Plan Amendment package with a modified LU-D.8 policy (Attachment 2). The Technical Advisory Committee voted unanimously to support the amendments on June 12, 2013 and May 14, 2014. SB18 noticing for tribal consultation was issued on November 1, 2013 with 45-day noticing sent March 23, 2015. The amendments were presented to the City's Airports Advisory Committee on April 14, 2015 as an information item. The Airport Land Use Commission staff determined the amendments to be consistent with the Airport Land Use Compatibility Plans on April 24, 2015. The Smart Growth and Land Use Committee forwarded the item to the full Council without a recommendation on May 13, 2015. On May 14, 2015 the Planning Commission voted unanimously to recommend approval of the General Plan Amendments and on May 21, 2014 the Park and Recreation Board voted unanimously to approve the amendments to the Recreation and Noise Elements.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Staff works with a wide range of stakeholders on General Plan amendments including Community Planners Committee, Technical Advisory Committee, San Diego Native American Tribes, Airport Authority, and the Park and Recreation Board.

Tomlinson, Tom

Originating Department

LoMedico, Stacey

Deputy Chief/Chief Operating Officer